077.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,270,000 / 1,270,000
					USE VALUE:	1,270,000 / 1,270,000
					ASSESSED:	1,270,000 / 1,270,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
389		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANNION JANE
Owner 2:	HENDERSON ROBERT A
Owner 3:	
Street 1:	389 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOLMES JOHN K -
Owner 2:	-
Street 1:	317 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .289 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 3515 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12600.000	765,900	1,400	502,700	1,270,000
Total Card	0.289	765,900	1,400	502,700	1,270,000
Total Parcel	0.289	765,900	1,400	502,700	1,270,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.31 /Parcel: 361.31

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48763
GIS Ref
GIS Ref
Insp Date 05/18/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 077.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	765,900	1400	12,600.	502,700	1,270,000		Year end	12/23/2021
2021	101	FV	740,100	1400	12,600.	502,700	1,244,200		Year End Roll	12/10/2020
2020	101	FV	740,100	1400	12,600.	502,700	1,244,200	1,244,200	Year End Roll	12/18/2019
2019	101	FV	578,700	1400	12,600.	502,700	1,082,800	1,082,800	Year End Roll	1/3/2019
2018	101	FV	578,700	1400	12,600.	430,900	1,011,000	1,011,000	Year End Roll	12/20/2017
2017	101	FV	441,700	1400	12,600.	402,200	845,300	845,300	Year End Roll	1/3/2017
2016	101	FV	282,900	0	12,600.	344,700	627,600	627,600	Year End	1/4/2016
2015	101	FV	281,500	0	12,600.	308,800	590,300	590,300	Year End Roll	12/11/2014

!6406!

PRINT

Date	Time
12/30/21	03:51:45

LAST REV

Date	Time
09/19/17	09:48:38
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6406

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLMES JOHN K,	68085-202		9/26/2016		1,240,000	No	No		
PORRECA MARY EL	65481-211		6/4/2015	Estate/Div	600,000	No	No		
PORRECA DANIEL	25187-514		2/21/1995			No	No		F

USER DEFINED

Prior Id # 1:	48763
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2015	918	Demoliti	3,000		7/9/2015			Demo of existing t
6/4/2015	627	Demoliti	5,000		6/9/2015			Interior demo.
8/18/2013	1141	Addition	90,000		8/18/2015			Rebuild garage, ad

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2016	Permit Visit	PT	Paul T
5/18/2016	Measured	PT	Paul T
4/12/2016	SQ Returned	EMK	Ellen K
6/18/2015	Info Fm Prmt	PC	PHIL C
6/16/2009	Measured	189	PATRIOT
11/10/2000	Hearing N/C	189	PATRIOT
10/14/1999	Meas/Inspect	256	PATRIOT
5/12/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12600		Sq. Ft.	Site		0	70.	0.57	4			Med. Tr	-10					502,737						502,700	

Total AC/HA:	0.28926	Total SF/SM:	12600	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	502,737	Spl Credit		Total:	502,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	G - Good		

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.05713451
Const Adj.:	1.14988494
Adj $ / SQ:	133.714
Other Features:	139232
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	802825
Depreciation:	36930
Depreciated Total:	765895

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

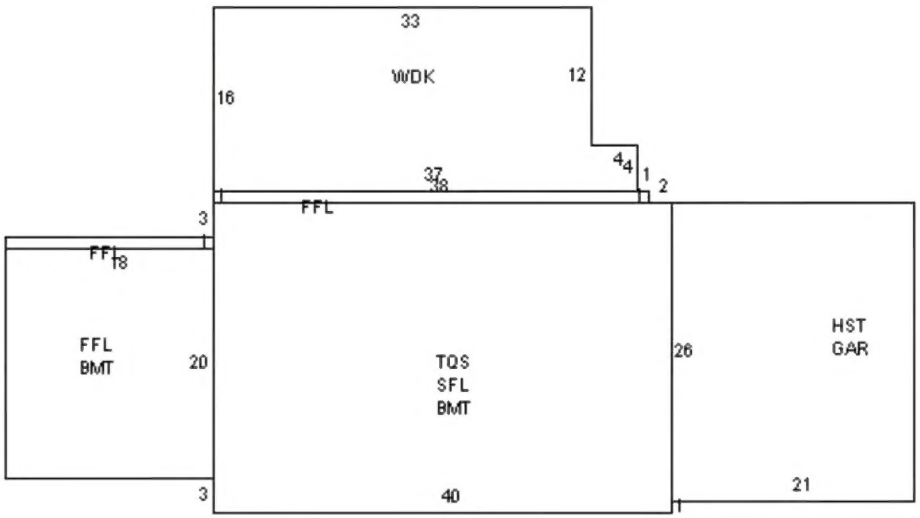
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	177.84
Special Features:	0	Val/Su Net:	149.91
Final Total:	765900	Val/Su SzAd	296.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,440	71.080	102,351
SFL	Second Floor	1,080	133.710	144,411
TQS	3/4 Story	810	133.710	108,308
GAR	Garage	546	22.510	12,292
WDK	Deck	544	9.010	4,903
FFL	First Floor	416	133.710	55,625
HST	Half Story	273	133.710	36,504

	Net Sketched Area:	5,109	Total:	464,394	
Size Ad	2579	Gross Area	5652	FinArea	3515

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	65	V	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

077.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X36	A	AV	2016	2.99	T	5	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:		Total:	1,400

IMAGE

AssessPro Patriot Properties, Inc